



BOXBOROUGH PLANNING BOARD
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James Faulkner, Chairman Eduardo Pontoriero, Clerk Owen Neville John Markiewicz Nancy Fillmore

Meeting Minutes
February 10, 2014
7:30 p.m.

Members present:

James Faulkner, Chair
Eduardo Pontoriero, Clerk
Owen Neville, Member
Nancy Fillmore, Member
Elizabeth Hughes, Town Planner

Intersection Improvement Project Discussion with Selectmen

At 7:30 pm the Planning Board attended the Selectmen's meeting and gave them an overview of their memo dated January 24, 2014 regarding investigating whether improvements can be made to the intersections of Pine Hill Rd & Burroughs Rd and Depot Rd & Davidson Rd.

The Planning Board resumed their regularly scheduled meeting in the Morse Room at 7:47 pm.

Meeting Minutes January 27, 2014

On a motion by Mr. Faulkner, seconded by Ms. Fillmore, the minutes of January 27, 2014 were unanimously approved as amended.

2013 Annual Town Report

The Board reviewed the draft report and made minor corrections.

MAPC Build-out Analysis Capacity Maps

The Board reviewed the draft residential and commercial capacity maps prepared by MAPC as part of the build-out analysis. The Board inquired what constraints were used in determining the commercial capacity because it did not appear to be realistic and over-estimated the total square footage that could be developed in town. The Board questioned whether the residential capacity map took into consideration the 150-foot frontage requirement. The Town Planner also noted it appeared they did not have an up to date building layer given the fact that some of the lots they identified as being able to create an additional building lot already have a dwelling on it. The Town Planner will get back to MAPC about the Board's concerns.

With no further business, the meeting was adjourned at 8:55 pm on a motion by Mr. Faulkner, seconded by Mr. Pontoriero with all voting in favor.

On Behalf of the Boxborough Planning Board


Eduardo Pontoriero, Clerk